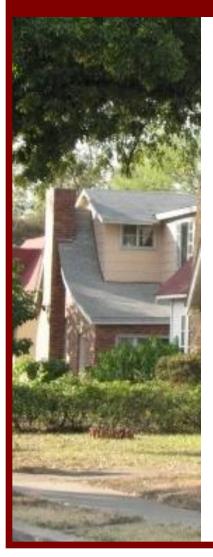
### Changes to the Historic District Creation Process



Effective December 6, 2012 City Council Ordinance 2012-12-06-0932

### **Summary Background**



- Revisions to the policy for the historic district creation process requested by members of City Council in 2012.
- Unified Development Code (UDC)
  was amended prior to this in June
  2010 with changes to the historic
  district creation process.



#### Process could be initiated by:

- Any person owning property within the proposed area
- Historic Preservation Officer (HPO)
- Historic and Design Review Commission (HDRC)
- Zoning Commission
- City Council



#### **Public Hearing Process:**

- HDRC
- Zoning Commission
- City Council
- Property owners notified of final ruling



- The Office of Historic
   Preservation (OHP) would hold
   at least one public meeting to
   announce the designation effort.
- Affected property owners and registered neighborhood associations were invited to attend via written notice from the OHP.



- Notified property owners had at least 90 days following the public meeting to provide written notice (signature form) in favor of or opposition to the proposed district.
- Additional public meetings could be held.
- Designation would move forward through public hearing process unless
   51% of property owners opposed.

#### **Concerns with Former Procedure**



- Emphasized negative
  - -process moved forward *unless stopped* by opposition
- Misunderstanding about abstention
  - -not voting was perceived as a "yes" vote
- Issues with voting
  - -people, parcel, land trusts, businesses

### **Approved Changes to District**Creation Process



- Following the initial public meeting, a neighborhood must submit a petition showing a "substantial" percentage (30%) of property support in order to begin public hearing process.
- UDC to outline minimum required information from property owners

# Approved Changes to District Creation Process



 OHP sends written notice of HDRC hearing (30 days prior) to all affected property owners with enclosed comment card for owners to return indicating favor of or opposition to designation

# **Approved Changes to District**Creation Process



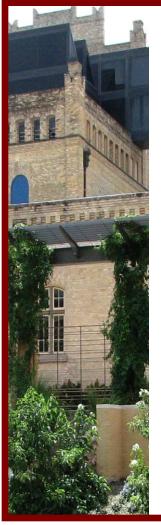
- Focuses on support instead of opposition
- Requires property owners to demonstrate support before starting the public hearing process
- Encourages communication among neighbors

### Approved Changes to District Creation Process



- Who has a vote?
  - Property owners
  - Property owners with multiple properties get a vote for each property
  - Properties owned by governmental entities will not be counted in the 30% support requirement
- How is support or opposition verified?
  - Most recent Bexar County Appraisal records

# Adoption of Changes to District Creation Process



#### **Recommendation for Approval:**

Historic & Design Review Commission (HDRC): Oct. 17, 2012

Zoning Commission Recommendation:

Nov. 20, 2012

City Council:

Dec. 6, 2012 - Ordinance 2012-12-06-0932